

प्रारूप सुधारित विकास योजना - १९६५

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
चं कलम ३१ (१) अन्वये मंजूर करणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग,

शासन निर्णय क्रमांक टिपीएस-३५०३/१९५८/प्र.क्र.६०/०४/नवि-९.

मंत्रालय, मुंबई : ४०० ०३२.

दिनांक : १३ जून, २००५.

शासन निर्णय :- सोबतच्या तीन अधिसूचना महाराष्ट्र शासनाच्या नाशिक विभाग
असाधारण राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

म. नोहर भागवे
(मनोहर भागवे)
कार्यासन अधिकारी

प्रति,

- १) विभागीय आयुक्त, नाशिक विभाग, नाशिक,
- २) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) उपसंचालक नगर रचना, नाशिक विभाग, नाशिक.

(त्यांना विनंती करण्यात येते की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित
कराव्याच्या नकाशाच्या आवश्यक प्रती शासनास मत्वर सादर कराव्यात)

- ४) जिल्हाधिकारी, जळगाव
- ५) सहायक संचालक नगर रचना, जळगाव शाखा, जळगाव
- ६) मुख्याधिकारी, सावदा नगर परिषद, सावदा जिल्हा जळगाव
- ७) व्यवस्थापक, शासकीय मुद्रणालय टेढडा कारागार, पुणे

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या
राजपत्रात भाग-२ नाशिक विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या
विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगर रचना, नाशिक यांना
पाठवाव्यात.)

कार्यासन अधिकारी, अस्थायी शाखा, कार्यासन नवि-३, नगर विकास विभाग, मंत्रालय, मुंबई
(यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेब साईटवर प्रसिध्द करावी)
निवेडनेस्ती. (कार्यासन नवि-९)

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-42.
Dated 15th June, 2005

NOTIFICATION

**Maharashtra
Regional & Town
Planning Act,
1966**

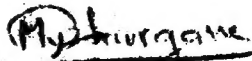
No. TPS 3503/1258/CR-60/(A)/04/UD-9: Whereas, Savda Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority within the jurisdiction, has submitted the Draft Development Plan of Savda (hereinafter referred to as "the said Development Plan") to the State Government under sub-section (1) of section 30 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority;

And whereas, the Government has decided to extend the time limit for sanctioning the said Development Plan under section 31(1) of the said Act from 13/4/02 upto and inclusive of 15 June 2005;

Now therefore, in exercise of the powers conferred under the proviso of sub-section (1) of section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said Development Plan upto and inclusive of 15th June, 2005;

By order and in the name of the Governor of Maharashtra,


(Manohar Bhargave)
Section Officer.

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-32.
Dated : 13. June, 2005.

NOTIFICATION

**Maharashtra
Regional &
Town Planning
Act, 1966**

No. TPS 3503/1258/CR-60/(B)/04/UD-9: Whereas, the Savda Municipal Council (hereinafter referred to as "the said Municipal Council") by its Resolution No.14-A, dated 31.5.1991, made a declaration under Section 38 read with sub-section (1) of Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") of its intention to revise the sanctioned Development Plan for the entire area within its jurisdiction and the notice of the said declaration was published in the Maharashtra Government Gazette Part-I, Nasik Division supplement, dated 11th July, 1991 on page No. 968,969;

And whereas, the said Municipal Council, after carrying out survey of the entire area within its jurisdiction, prepared and published Draft Revised Development Plan of Savda (Revised) (hereinafter referred to as "the said Development Plan") vide resolution No. 85/10.9.98 and published a notice to that effect in the Maharashtra Government Gazette, Part I-A, Nagpur Division supplement dated 15.4.1999 on page No.339,340 in accordance with the provisions of sub-section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections by it from the public, modified the said Development Plan in accordance with the provisions of Section 28 of the said Act republished the said development plan under section 29 of the said Act being of substantial nature and notice to that effect was published in Maharashtra Government Gazette Nashik Division supplement dated 31/8/2000;

And whereas, the said Municipal Council after following the procedure, submitted the said development plan to the State Govt. under section 30(1) of the said act on 12th April, 2001;

And whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority or within such further period as the Government may decide;

And whereas, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act, the State Government of Maharashtra by its Notification, Urban Development Department, No.TPS-3503/1258/CR-60/(A)/04/UD-9 dated 13 June, 2005 has extended the period of sanctioning the said Development Plan for further period upto and inclusive of 13th June, 2005;

And whereas, in accordance with provisions of sub-section

(1) of Section 31 of the said Act, the State Government after examining the proposals of the said Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune, decided to sanction the said Development Plan in part with modifications and excluding the part shown on the said Development Plan (hereinafter referred to as "the said excluded part");

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and of all other powers enabling it in that behalf the Government of Maharashtra hereby;

(a) sanctions part of the said Development Plan of Savda as submitted under Section 30 subject to the modifications mentioned in the schedule enclosed herewith and shown in Orange verge on the said Development Plan and excluding the said excluded part shown bounded also in Mauve verge and numbered as EP-1, EP-2 etc.

(b) fixes the 15/8/2005 to be the date on which final Development Plan of Ballarpur (excluding the said excluded part of the Development Plan) shall come into force.

Note :

i) The aforesaid final Development Plan of Savda (excluding the said excluded part) as sanctioned by the State Government with modifications shown in Orange verge shall be kept open for inspection by public during working hours on all working days for a period of one year in the office of the Savda Municipal Council.

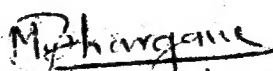
ii) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.

iii) Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layout etc. shall be corrected by the Chief Officer, Municipal Council, Savda after due verifications and with prior approval of Director of Town Planning, Maharashtra State, Pune.

iv) The reservation/allocations which have not appeared in Schedule of proposed Substantial Modifications (Part-II) are hereby sanctioned for the respective purposes as designated in the Development Plan.

Note: This notification is also available on Government web site www.urban.maharashtra.gov.in

By order & in the name of Governor of Maharashtra.


(Manohar Bhargave)
Section Officer

GOVERNMENT OF MAHARASHTRA

Urban Development Department

Mantralaya, Mumbai-32.

Dated ...13 June, 2005

NOTIFICATION

**Maharashtra
Regional & Town
Planning Act,
1966**

No. TPS 3503/1258/CR-60/(C)/04/UD-9: Whereas, Savda Municipal Council (hereinafter referred to as "the said Municipal Council") by its Resolution No.14-A, dated 31.5.1991 made a declaration under Section 38 read with Section 23 (1) of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") of its intention to revise the sanctioned Development Plan of the entire area within its jurisdiction and the notice of the said declaration was published in the Maharashtra Government Gazette, Part I, Nasik Division supplement dt. 11th July 1991 on page No.968,969;

And whereas, the said Municipal Council, after carrying out survey of the entire area within its jurisdiction, prepared and published a draft Revised Development Plan of Savda (hereinafter referred to as "the said Development Plan") on 10/9/98 and published a notice to that effect in Maharashtra Government Gazette, Part IA, Nagpur Division supplement dated 15.4.1999 on Page No.339,340 in accordance with the provisions of sub-section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from public, modified the said Development Plan in accordance with the provisions of Section 28 of the said Act, republished the said development plan under section 29 of the said Act being of substantial nature and notice to that effect was published in Maharashtra Government Gazette Nashik Division supplement dated 31/8/2000;

And whereas, the Government of Maharashtra in Urban Development Department vide its notification No. TPS-3503/1258/CR-60/(B)/04/UD-9 dtd. 13th June, 2005 sanctioned the part of the said Development Part of Wardha excluding some part as shown on plan (numbered as EP-1, EP-2 etc.) in Mauve colour (hereinafter referred to as "the said Excluded Part");

And whereas, the Government of Maharashtra has proposed certain modifications in the said Excluded Part of the Development Part of Savda which are considered to be of substantial nature;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby :

(a) gives a notice announcing its intention to make certain modifications in the said Excluded Part of Development Plan of Savda as described in the Schedule appended hereto as EP-1, EP-2 ... etc,

(b) directs that, the copy of the plan showing proposed modifications in the said Excluded Part of Savda should be kept open for the period of one month for public inspection on all working days in the office of

i) Chief Officer, Municipal Council, Savda

ii) The Deputy Director of Town Planning, Nasik Division, Nasik

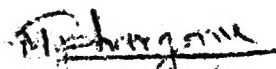
(c) invites suggestions and objections from any person in respect of proposed modifications within a period of 60 days from the date of publication of this notice in Maharashtra Government Gazette. Any suggestion/objection shall be addressed to the Deputy Director of Town Planning, Nasik Division, Nasik

(d) appoints The Deputy Director of Town Planning, Nasik Division, Nasik as an Officer under sub-section (2) of Section 31 of the said Act,

(e) the Officer i.e. the Deputy Director of Town Planning, Nasik Division, Nasik is directed to hear any such person in respect of suggestions and objections received by him in the stipulated period and to submit his report thereon to State Government within the period of 60 days.

Note:- This notification is also available on Government web site www.urban.maharashtra.gov.in

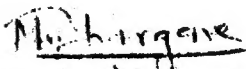
By order & in the name of Governor of Maharashtra.


(Manohar Bhargave)
Section Officer.

PART-I

Modification No.	Proposals of Draft Development Plan published u/s-26	Proposals of Draft Development Plan submitted u/s-30	Modification Sanctioned by Govt. u/s 31.
M-1	Site No.47 Primary School	Site No.47 Primary School	Redesignated as Site No.47 Primary School & Play Ground
M-2	Site No.32 (Truck Terminus)	Out of total area app 2.79 hect. In area app.1.40 hect to the West side from site No.32 is deleted & included in Residential Zone.	Out of total area app.2.79 hect. In area of 1.40 hect to the West side from site No.32 is deleted & included in Residential Zone.
M-3	Site No.53 (Primary School)	From site No.53 , an area of 0.11 hect. Is deleted from Northern side and included in Residential Zone,	From Site No.53- an area app.0.11 hect. out of Gut No.146 to Northern side is deleted & included in Residential Zone and the reservation on remaining land is kept intact as shown on plan.
M-4	Site No.17 (Municipal Naka)	Site No.17 Municipal Naka is proposed to be deleted & included in Residential Zone.	Site No.17 (Mpl. Naka) is proposed to be deleted & included in Residential zone.
M-5	Site No.38 Housing for EWS & Dishoused	Western portion of an area 0.27 hect. from gat no.1225 is proposed to be deleted and included in residential Zone.	Western portion of 0.27 hect. from site no.38 is deleted and included in residential Zone and the remaining land is kept intact as shown on plan.

M-6	Site No.49 Housing for EWS & dishoused	An area approx. 0.68 hect. From site no.49, to southern side is proposed to be deleted & included in Residential Zone.	An area approx. 0.68 hect. From site no.49, (to southern side, Gat No. 1663, 1664, 1367) is deleted & included in Residential Zone. As shown on plan.
M-7	Site no.46 (Shopping Center)	An area appo.0.03 hect. to the northern side is redesignated as shopping Center & Southern side area app.0.06 hect. is proposed to be deleted & included in Residential Zone.	Out of total area 0.09 hect. , an area appo.0.03, hect. To northern side is redesignated as shopping Center & southern side are app.0.06 hect. is deleted & included in Residential Zone.


 (Manohar Bhargave)
 Section Officer.

Schedule of Modifications of Substantial nature

(Accompaniment of Govt. notification no.TPS 3/1258/CR-60/(C)/04/UD-9 dated 13th June, 2005.

Sr. no.	Excluded Part No.	D.P. proposal as per published plan u/s 26 of M.R.& T.P.Act.1966	D.P.proposals as per submitted plan u/s 30 of M.R.&T.P.Act. 1966	Modifications of substantial nature as proposed by Govt.u/s.31 of M.R.& T.P. Act.1966
1.	EP-1	Site No.40 (Childrens Play Ground)	Site No.40 (Childrens Play Ground) is deleted and included in Residential Zone	Site No.40 (Childrens Play Ground) to be reinstated as per published plan u/s 26.
2.	EP-2	Site No.26 (Primary School, Play Ground & front side Shopping)	Site No.26 (Primary School, Play Ground & front side Shopping)	15 mt. wide east-West strip of land along south side road is proposed to be reserved as shopping Centre (Site No.26-A) and rest of area to be reserved for Garden Site No.26
3.	EP-3	Site No.21 (Shopping Center)	Site No.21 (Shopping Center)	Eastern portion of Site No.21 is proposed to be deleted & included in residential zone. As shown on plan
4.	EP-4	Site No.39 (Play Ground)	Site No.39 (Play Ground) is deleted & included in residential zone and new site no. 39 (Play Ground) is proposed to the south of site No.37 (Civic Center)	Site No.39 (Play Ground) is proposed to be reinstated as per Published plan u/s 26. New Site No.39 (Play ground) proposed by Municipal Council to the south of site No.37 while submitting draft D.P u/s 30 is deleted and land there is proposed to be included in residential zone.
5.	EP-5	Site No.37 (Civic Centre)	Site no.37 (Civic Centre)	Site no.37 (Civic Centre) is proposed to be redesignated as Primary School & Play Ground.
6.	EP-6	Site No.29 (Primary School)	Site No.29 (Primary School) is proposed to be deleted & included in Residential Zone	Site No.29 is proposed to be reinstated as "Primary School" as per published Plan u/s 26.
7.	EP-7	Site No.25 (Children's Play Ground)	Site No.25 (Children play Ground) is proposed to be deleted & included in Residential Zone	Site No.25 is proposed to be reinstated as "Children Play Ground." as per published Plan u/s 26.

8.	EP-8	Site No.31 (Rural hospital)	Site No.31 (Rural hospital) is proposed to be deleted and included in Residential Zone.	Site No.31 (Rural hospital) is proposed to be reinstated as per published plan u/s 26 and appropriate authority is proposed as "District Civil Surgeon."
9.	EP-9	Site No.20 (Shopping Centre)	Site No.20 (Shopping Centre part)	Western portion as shown on Plan is proposed to be deleted & included in Public-Semi public Zone.
10	EP-10	Site No.18(Govt. office)	Site No.18(Govt. Office) is proposed to be redesigned as shopping centre	An area approx. 0.32 hect. to the east side (Road Side) from site no.18 is proposed to be reserved for shopping centre (Site No.18-A) and remaining area is proposed to be reserved for Govt. Office (Site No.18) as shown on plan.
11	EP-11	Site No.36 (Civic centre)	Site No.36 (Civic centre is proposed to be deleted and included in residential zone.	Site No.36 (Civic Centre) is proposed to be reinstated as per published plan u/s 26
12	EP-12	Site No.27 (Municipal Office)	Site No.27 Municipal office	Site No.27 is proposed to be redesignated as "Municipal Offices & Civic Center".
13	EP-13	Site No.24 (Play Ground)	Site is proposed to be deleted & included in Residential Zone	Site No.24 is proposed to be reinstated "Play Ground" as per published Plan u/s 26.
14	EP-14	Residential Zone on S.No.17,S.No.20, S.No.23	Residential Zone on S.No.17,S.No.20,S. No. 23	New 15mt. wide north-South D.P. road is to be proposed in front of Site No.1 & 2. (east side), as shown on plan.
15	EP-15	Site No.44 (Municipal Purpose)	Site No.44 (Municipal Purpose)	Site No.44 is proposed to be deleted & Land so released is included in Public Semi-Public Zone.
16.	EP-16	Site No.9 (Veg. Market & Shopping Center)	Site No.9 (Veg. Market & shopping Centre)	Site No.9 is proposed to be redesignated as Shopping Centre.
17	EP-17	Site No.16 (Lawn)	Site No.16 Lawn	A 24 mt. wide new north-south D.P. road to the east of site No.16 is to be proposed as shown on plan.
18	EP-18	Cremation Ground (Site NO.33	Cremation Ground Site No.33	Excluding the portion of existing Cremation ground (as per ELU map) a new site No.33 "Extension to Existing Cremation Ground" is to be proposed as shown on plan.
19	EP-19	Site No.8 (Garden)	Site No.8 (Garden)	Area to the North-West to existing nala running. Through Site No.8 (Garden) is proposed to be deleted & included in road area as shown on plan.

20	EP-20	Residential Zone partly & partly road land....	Residential Zone partly & partly road land....	New site No.62 (Parking) is to be proposed as shown on the plan.
21	EP-21	Site No.54 (Garden)	Site No.54 Garden	Out of total area @ 0.64 hec., eastern portion adjacent to Thorgaon Road @ 0.32 hect. is to be proposed for Cultural Center (Site No.54A) as shown on plan.
22	EP-22	Site No.41 (Vegetable Market) Site No.42, 43,46 (Shopping Center)	Site No.41(Vegetable Market) Site No.42 ,43,46 (Shopping Center)	Site No.41,42,43 and site No.46 are proposed to be deleted and land so released is proposed to be included in Commercial Zone.
23	EP-23	Nil	Nil	<p>While submitting Draft development plan the Planning Authority has not included following provision in there building bylaws and Development Control Rules. Following new provisions are to be proposed in building bye-laws.</p> <ol style="list-style-type: none"> 1) Govt. Circular no.TPS/2487/1680/CR-277/UD-9, dt.16 Feb.1982 in respect of Flour mill 2) Govt. Circular no.D.C.R./1094/2829/UD-11,dt.19 Sept.1995 in respect of installation of Solar water heating System. 3) Govt .Circular no.1971/55627/W-II,dt.7,Oct.1971 in respect of additional FSI for Luxury Hotels with grading of three star and above 4) Public/ Semi Public user, if existing use is in the rented/private premises shall be treated as falling in Residential /Adjoining Zone on having vacated such use. 5) In the public-Semi Public Zone, 15% Built up area on net area of the same plot shall be allowed for commercial use on roads in R-2 Zone for Govt./Semi Govt and registered educational, Charitable and Social institutions. 6) Director of Town Planning, Maharashtra State, Pune's Circular no.विकास परवानगी/टिपीव्ही-७/७९३८ दि.२९ नोव्हेंबर,२००० regarding storage of explosives.

				<p>7) Following entry from Appendix-J, Rule J-6 (viii) shall proposed to be deleted</p> <p>“Basement shall be permitted only for business building (Banks) storage rooms, bank lockers.</p> <p>8) Following new user shall be proposed to be allowed under Appendix -G of building Bylaws and D.C. Rules.</p> <p><u>Rule-G-6.1 (g) :-</u> Petrol pump would be permissible in Green zone/ No Development zone on following condition</p> <p>i) Site should be adjoining to highway</p> <p>ii) It is necessary to obtain NOC from highway & other authority</p> <p>iii) It is necessary to obtain NOC from Petroleum Department of Central Govt.</p> <p>iv) It is necessary to obtain NOC from Chief Controller of explosives .</p> <p><u>New Rule-G-4.2</u> Land designated as existing industries are allowed to be develop for adjoining user if that industrial use is “non confirming use” Chief Officer should be independently entertain Development permission for adjoining use in consultation with Director of Town Planning Maharashtra State, Pune.</p>
--	--	--	--	---

(Manohar Bhargave)
Section Officer.